MARKET REPORT

INDUSTRIAL | YORK COUNTY, PA | Q3 2026

ROCK COMMERCIAL REAL ESTATE
25 Years. Built on Trust.



INVENTORY (SF)	VACANCY RATE	SALES ($)	SALES (SF)	LEASED (SF)	RENT CHANGE
94.87M ↑	4.05% ↑	$122.6M ↑	1.08M ↑	910,077 ↑	+$1.71 ↑
					12-month rolling avg

Manufacturing and Distribution Warehouses Display Notable Growth

HIGHLIGHTS

- Q3 leasing activity kept pace with the prior four quarters and accounted for a third of total leases signed YTD
- Mirroring national markets, vigorous industrial investments this quarter delivered over $122M in total sales

OVERVIEW

Despite a spike in overall vacancy to over 4%, this year has seen the highest leasing volume (SF) since 2023. This is largely due to the 708,000 SF Class A distribution warehouse at 20 Leo Ln in Manchester Township which is now fully leased for the first time since GameStop closed operations in 2024.

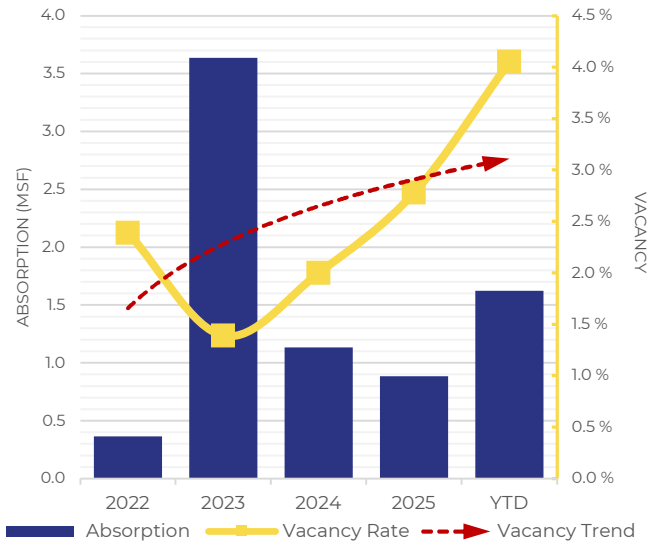
Warehouse/distribution spaces smaller than 5K SF secured more leases than all other size categories and subtypes, and are in their third year of stabilized average rents near $6.65/SF.

Gaps between average lease rates for industrial subtypes are once again narrowing as stabilizing forces recalibrate the market. At their peak last year, there was a $2.60 difference between average rates for flex properties ($7.20/SF) and average rates for manufacturing properties ($4.60/SF), with warehouse properties sitting in the middle ($6.20/SF). As of Q3 2026, that gap has narrowed to just $0.70 following a drop in average rates for flex properties and a rise in average rates for manufacturing.

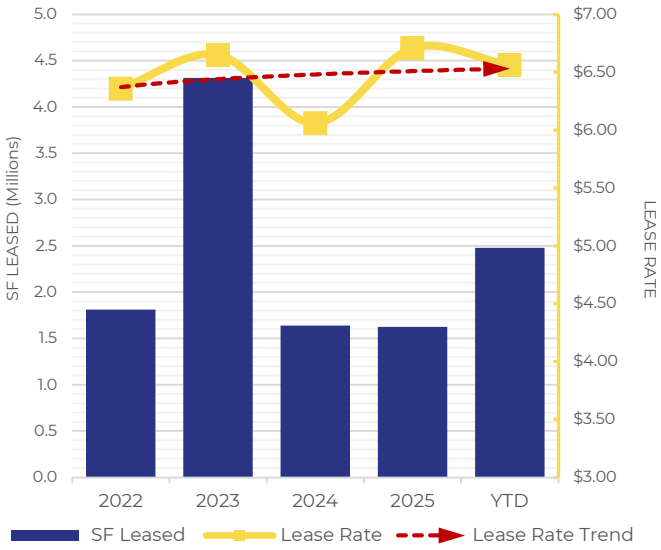
While overall average sale prices continued to improve for all industrial subtypes, this growth has notably favored manufacturing and distribution warehouses. Average sale price/SF paid for these properties increased 22% and 13%, respectively, just in the last year.

In July, York County issued a 9-month Development Moratorium, during which no new data center applications will be accepted. This 180-day holding period grants local jurisdictions time to evaluate the anticipated impact that data centers have on local resources and utilities and to modify or draft their zoning ordinances accordingly. As of Q3 2026, there are five York County townships with data center developments proposed; Peach Bottom, Conewago, Fairview and both East and West Manchester.

NET ABSORPTION & VACANCY



SF LEASED & AVG LEASE RATE





INDUSTRIAL

YORK COUNTY, PA

Q3 2026

Key Sale Transactions

275 Cross Farm Ln, York	
SIZE	342,160 SF
SELLER	IIT York DC III LLC
BUYER	Stonemont Financial Group
PRICE	$51,6056,395

2901 Blackridge Rd, York	
SIZE	200,820 SF
SELLER	Richard Osborne
BUYER	Highland Street Development
PRICE	$23,000,000

50 Devco Dr, Manchester	
SIZE	143,868 SF
SELLER	G&I Apollo Pretium LLC
BUYER	NM PRTM II LLC
PRICE	$15,412,037

2075 Loucks Rd, York	
SIZE	172,580 SF
SELLER	2075 Loucks Road Investors
BUYER	Mountaineer Properties LLC
PRICE	$13,250,000

2650 Lewisberry Rd, York Haven	
SIZE	13,040 SF
SELLER	2650 Lewisberry Road LLC
BUYER	Presbyterian Development LLC
PRICE	$5,800,000

Key Lease Transactions

20 Leo Ln, York	
SIZE	708,000 SF
TENANT	Name Withheld
TRANSACTION	New

917 E Tolna Rd, Shrewsbury	
SIZE	22,500 SF
TENANT	Ball Boys, Inc.
TRANSACTION	New

70 S Gotwalt St, Y ork	
SIZE	20,020 SF
TENANT	Specialty Distribution Group
TRANSACTION	Extension

100 Redco Ave, Red Lion	
SIZE	19,860 SF
TENANT	YorkTown Graphics Inc.
TRANSACTION	Extension

99 Hokes Mill Rd, York	
SIZE	15,280 SF
TENANT	WP Resale LLC
TRANSACTION	Renewal

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